

APPROVED

# Town of Lansing

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Monday, August 10, 2015 6:30 PM

PLANNING BOARD MEETING

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## PLANNING BOARD MEMBERS

(\*Denotes present)

- \* Tom Ellis, Chairman
- \* Norman (Lin) Davidson, Vice-Chairman
- Larry Sharpsteen
- Richard Prybyl
- \* Al Fiorille
- \* Gerald Caward
- Deborah Trumbull
- \* Sandra Dennis Conlon, Alternate
- \* Guy Krogh, Esq.

## Other Staff

Doug Dake, TB Liaison

Michael Long, Planning Consultant

Lynn Day, Zoning Officer

## Public Present

None

## Other Business

Thomas Ellis called the Planning Board Meeting to order at 6:31 PM. Mr. Ellis inquired if there were any questions or concerns from the Public with items other than what were on the Agenda. There were none.

Due to three Planning Board Member being absent, Chairman Ellis enacted Sandra Dennis Conlon, Alternate Member to vote.

## Approval/Denial of June 08, 2015 Planning Board Minutes

Lynn Davidson made a motion to approve as presented. Gerald Caward seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**

**Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate**

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**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

## Approval/Denial of July 13, 2015 Planning Board Minutes

Deborah Trumbull sent in a request for page 2; under Cayuga Farms- 1<sup>st</sup> sentence, meet to meet.

Thomas Ellis states he reviewed the other comments Deborah Trumbull submitted and he did not see a problem with the wordage.

Al Fiorille made a motion to approve as amended. Sandra Dennis Conlon seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Abstain) Norman (Lin) Davidson, Mem.**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**

## Discussion with Legal Counsel; Proposed changes to the Communications Tower Local Law

Members were previously provided with the proposed Communications Tower Local Law for their review. At a previous Planning Board Meeting it was agreed that the Board would hold off any discussion until such time that Legal Counsel could be present to explain the changes proposed by the Town Board and their reasoning.

Guy Krogh gave an overview of the FCC requirements and how they apply to the Town's Zoning Ordinance and who has the jurisdiction for approvals of any Site Plan changes.

After some discussion on, height, screening, and Inspections/ Annual Report it was the Board's recommendation that the height needs to be 200', the Inspections/ Annual Report every 3 years.

## Review proposed changes to the Town of Lansing Subdivision Rules and Regulation

Board Members began their review of the new compact version of the proposed Subdivision Rules and Regulation changes. Zoning Officer, Lynn Day and Attorney Guy Krogh will review the requested changes by the Board and make the necessary changes to the document prior to being presented to the Town Board.

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## Mike Long, A.I.C.P, Planning Consultant Update for August 10, 2015

- Cayuga Farms (102 dwelling Unit - Site Plan Approval) –
  - Requested DEC review of package system – follow up approvals needed.
  - Public Hearing – January 12, Meeting held open for additional comments.
  - Meeting (3/5/15) with DEC Cortland (Dave H. Guy, Mike, Kathy M)
  - Letter issued to Tim Buhl –revisions needed site plan, Orenco system...etc.
  - Orenco mtg. held April 23 to review system concepts, overview, etc...
  - Tim Buhl -updated site plan submitted 5/6/2015 – sent electronically PB
  - TG Miller reviewing SWPPP with changes
  - NYS DEC Letter from Fred Gillette - received 5/11/2015 for “Innovative Systems Design Standards” process to apply
  - Requested DEC to review proposed ORENCO system and site plan. Revised plan shows 80 foot and 85 foot setbacks.
  - ORENCO system needs an additional module to treat “phosphorus” and it is an intermittent stream. NYS DEC- Water Division is also reviewing the setback requirements.
  - SEQR Negative Declaration July 13, 2015– DEC permit approval in process.
  - Site Plan “conditional approved” – July 13, 2015
- Novalane – Jack Young
  - Preliminary Plat subdivision plan with turn around extension of Smugglers Path.
  - SEQR – classified as an “Unlisted Action” and will have resolutions available.
  - Public Hearing opened Feb 9th for the “Flag Lots” – still open.
  - Storm Water Plan SWPPP reviewed by TG Miller, revisions currently underway
  - Site meeting to walk future Smugglers Path road extension – 5/7/2015 –
  - Preliminary and Final Plat approvals. TBD
- West view Partners, Boris Simkin – Major Subdivision – 4 Lots.
  - Designated a Major subdivision (4 lots and ROW issues) – phase plan completed by T.G. Miller with ROW access and future roads included (drawing dated 12/15/2015).
  - Revised Subdivision Plan - submitted to TG Miller Storm Water Plan for 4 lots.
  - Revised 239 Review from County – response 50 foot buffer 3/30/2015
  - SWPPP plan reviewed by TG Miller, recommended changes, Meeting held on 4/8/2015 – still waiting on revisions.
  - Public Hearing date – TBD after storm water plan revisions...
- Whispering Pines VI – Subdivision 28 lots - Richard Thaler
  - Revised Plans being developed by engineer. (submitted 3/26/2015)
  - 239 Review from Tomkins County – letter dated 4/24/2015 with 100 foot setback from stream bank.

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- Storm Water Review – T.G. Miller currently underway – Lot #7 ok with drainage easement. Balance of site still being reviewed.
- Water District Extension –Town Board Public Hearing held 4/15/2015 with Town Board Approval completed.
  - Lot #7 – Treat as VI - #1A – Flag Lot public hearing 5/11/2015 and requesting Final Plat / SEQR approval and site plan approval 5/11/2015 meeting.
  - Public Hearing – Completed May 11, 2015 – SEQR and Preliminary Plat Subdivision approved.
  - SEQR / Preliminary Platt / Final Platt
- Forest Circle Drive – Major subdivision of 17 lots.
  - Tompkins Co. 239 review has been completed.
  - Storm water plan revisions requested T.G. Miller.
  - Will require a variance as 1 lot is less than 150 foot of road frontage.
  - Revisions are being made to the application materials.
  - Required Public Hearing – establish date....
- Grantchester Soccer Field (Jack Young) amendment to Special Use Permit-
  - Planning Board reviewed on June 22, 2015 and recommendation to Town Board
  - Town Board established a “Public Hearing” on July 1, 2015 for the July 15, 2015 meeting.
  - Town Board renewed the Special Use Permit July 15, 2015 and removed the “age limitation” as requested by the applicant.
- Ag Plan – Follow up meeting – finalize report meeting June 1, 2015
  - Joint Planning Board and Town Board meeting held– June 22, 2015
  - Town Board Public Hearing Meeting – July 15, 2015
  - Town Board establishes 2<sup>nd</sup> Public Hearing for Sept. 16, 2015
- Global Phoenix Computers / KAIDA Computers (IDA / Costich Engineers– tie into existing sewer system and 151 additional car parking lot –
  - 239 review requested 6/4/2015
  - IDA meeting July 8, 2015 about project application / possible parcel merger.
  - SWPPP review comments received Aug 6, 2015 and forwarded to engineer.
  - Site Plan Tentative Aug 24<sup>th</sup> meeting.
- Eisenhut Subdivision / (Sciarabba) Flag Lot - Minor subdivision (2 parcels).
  - Sketch Plan review (Aug 10, 2015).
  - ZBA variance for length of driveway over 500 feet (easement shared drive)
  - Public Hearing required – tentative Sept 14<sup>th</sup> meeting.
- Conway Subdivision ( Lansing Station) Flag Lot – Minor subdivision (2 parcels)
  - Sketch Plan Review (Aug 10, 2015).
  - ZBA variance required for parcel width (less than 75 foot min).
  - Public Hearing required – tentative Sept. 14<sup>th</sup> meeting.

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- Comprehensive Plan – Wed. Sept. 9, 2015 at 7:00 PM (**NO AUGUST MEETING**)
  - Topic - discuss continued “potential future zoning changes map.”

## Proposed Subdivisions (Sciarabba-Eisenhut & Conway)

Due to the below Applications being considered for Subdivision Review, the Board of Zoning Appeals is required to consult with the Planning Board for their support of the Variance request.

- Sciarabba-Eisenhut- Proposed Flag Lot Subdivision with Driveway over 500’
- Conway- Proposed two (2) Flag Lots Subdivision with a neighboring existing Flag lot, creating 3 contiguous Flag Lots.

After some discussion on the above proposals, the following was offered; Norman (Lin) Davidson made a motion indicating the “Sciarabba -Eisenhut” Application of 15 Dandyview, Tax Parcel # 25.-1-7.4 is under review for a Subdivision and requires an Area Variance. The Planning Board is requesting the Applicant apply to the Board of Zoning Appeals for an Area Variance for the length of their driveway. Gerald Caward seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member  
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate  
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member  
Vote of Planning Board . . . (Aye) Al Fiorille, Member  
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

Gerald Caward made a motion indicating the” Conway” Application of 425 Lansing Station Road, Tax Parcel # 14.-2-59.2 Application of 15 Dandyview, Tax Parcel # 25.-1-7.4 is under review for a Subdivision and requires an Area Variance. The Planning Board is requesting the Applicant apply to the Board of Zoning Appeals for an Area Variance to allow for three (3) contiguous Flag Lots. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

Vote of Planning Board . . . (Aye) Gerald Caward, Member  
Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate  
Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member  
Vote of Planning Board . . . (Aye) Al Fiorille, Member  
Vote of Planning Board . . . (Aye) Thomas Ellis, Member

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Gerald Caward made a motion to adjourn the Meeting at 8:42 PM. Norman (Lin) Davidson seconded the motion and it was carried by the following roll call vote:

**Vote of Planning Board . . . (Aye) Gerald Caward, Member**  
**Vote of Planning Board . . . (Aye) Sandra Dennis Conlon, Alternate**  
**Vote of Planning Board . . . (Aye) Norman (Lin) Davidson, Member**  
**Vote of Planning Board . . . (Aye) Al Fiorille, Member**  
**Vote of Planning Board . . . (Aye) Thomas Ellis, Member**